

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Warren Consortium**

State: **OH**

PJ's Total HOME Allocation Received: **\$16,341,574**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 22			
% of Funds Committed	92.82 %	92.64 %	11	90.66 %	69	71	
% of Funds Disbursed	89.14 %	86.47 %	8	81.06 %	82	84	
Leveraging Ratio for Rental Activities	3.76	6.01	16	4.62	49	42	
% of Completed Rental Disbursements to All Rental Commitments***	76.41 %	86.34 %	19	81.27 %	18	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	95.75 %	77.75 %	1	68.23 %	91	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	50.68 %	81.56 %	20	79.86 %	7	5	
% of 0-30% AMI Renters to All Renters***	29.05 %	47.52 %	18	44.82 %	28	24	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.84 %	94.01 %	20	94.65 %	14	14	
Overall Ranking:			In State:	17 / 22	Nationally:	48	44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,572	\$14,114		\$25,419	148 Units	28.80 %	
Homebuyer Unit	\$8,745	\$11,342		\$14,530	180 Units	35.00 %	
Homeowner-Rehab Unit	\$21,003	\$18,709		\$20,251	186 Units	36.20 %	
TBRA Unit	\$0	\$4,101		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Warren Consortium OH

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$147,097	\$25,797	\$20,301
State:*	\$75,263	\$81,788	\$20,831
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.96

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	20.0	63.3	61.8	0.0
Black/African American:	79.2	34.7	37.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	0.8	1.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	6.9	27.9	33.1	0.0
2 Persons:	22.3	21.1	25.3	0.0
3 Persons:	24.6	19.7	18.0	0.0
4 Persons:	27.7	20.4	14.0	0.0
5 Persons:	11.5	6.1	5.6	0.0
6 Persons:	6.2	2.0	2.2	0.0
7 Persons:	0.8	2.7	0.0	0.0
8 or more Persons:	0.0	0.0	1.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.6	24.5	12.9	0.0
Elderly:	8.5	6.1	40.4	0.0
Related/Single Parent:	58.5	34.7	22.5	0.0
Related/Two Parent:	14.6	25.9	21.3	0.0
Other:	3.8	8.8	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	52.3	0.7 [#]
HOME TBRA:	0.0	
Other:	2.3	
No Assistance:	45.4	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

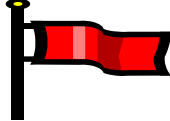
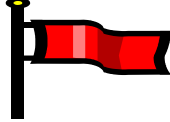
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Warren Consortium State: OH Group Rank: 48
(Percentile)
State Rank: 17 / 22 PJs Overall Rank: 44
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	76.41	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	95.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	50.68	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	87.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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